



MEETING OF THE CITY OF RIDGECREST INFRASTRUCTURE COMMITTEE  
1<sup>ST</sup> FLOOR CITY COUNCIL CONFERENCE ROOM AREA B  
Thursday April 16, 2015 at 5:00 pm

Committee Members: Chair Mike Mower, Vice Chair Matt Baudhuin  
Vice Mayor James Sanders Planning Commissions Warren Cox  
Staff: Dennis Speer, Loren Culp  
Recording Secretary: Karen Harker

**APPROVED MINUTES**  
**Meeting – 5:00 p.m.**

This meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other handicaps may be requested of the City Clerk (499-5002) five working days in advance of the meeting.

**CALL TO ORDER:** Meeting was called to order at 5:38

**ROLL CALL:** Chair Mike Mower, Vice Mayor James Sanders,  
Planning Commissioner Warren Cox

Absent: Vice Chair Matt Baudhuin , Dennis Speer, Public Works Director

This Meeting was recorded by a recording device.

**APPROVAL OF AGENDA** *Motion To Approve Agenda Was Made By Commission Mr. Cox, Seconded by Mr. Sanders. Motion Carried By Voice Vote of 3 Ayes (Mowers, Sanders, Cox) 0 Nays, Absent 1 (Baudhuin), 0 Abstain*

**APPROVAL OF MINUTES:** *Motion To Approve the Minutes of February 19, 2015 was made to move them to the next meeting because of a lack of quorum. The recording secretary, Karen Harker did speak with Mr. Dave Matthews and corrected his Public Comments of February 19, 2015.*

*Motion To Approve the Minutes of March 13, 2015 was Made By Vice Mayor Sanders, seconded by Planning Commissioner Cox Motion Carried By Voice Vote of 3 Ayes (Mower, Sanders, Cox) 0 Nays, 1 Absent (Baudhuin) 0 Abstain*

**PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA**

**DISCUSSION AND OTHER ACTION ITEMS**

**Downs Street Widening and TAB Funding – What Funds to Use?**

Loren Culp gave the handout that was discussed at the prior meeting showing funding allocations. Mr. Culp indicated that he would not be able to discuss the handout in any details and that this should be continued to the next meeting. No objections to this recommendation.

Deborah Hess discussed Rule 20A funding and how much is in the fund. Discussed the distribution and transmission lines and she indicated that the City will be able to underground the poles along Downs Avenue. The 3 million dollars is only for undergrounding. The County (by Jon McQuiston) gifted funding to the City so SCE feels that they have the funds to go ahead do the project of undergrounding the utilities. It does take 18 months to design and SCE was hoping that the City could find another project to work on while this is in progress and then move forward. SCE has the intention to underground everything with 5.4 million of funds that are available with the Rule 20A funds.

The Committee discussed the design of undergrounding of all the transmission and distribution lines with crossing over the street to make sure that everything is good. Right of way is being handled right now for both the street widening and for the undergrounding. Once the design is taken care of Mr. Culp will be more than happy to come to this meeting and discuss the design.

The Committee discussed the process of using the Rule 20A funds and the process for obtaining the funds. Mr. Culp gave figures of costs for moving poles; distribution and transmission poles based on his knowledge

#### **Modification to Street Lights within the Community**

Mr. Sanders spoke to the committee about how some community members have come to him in regards to the lighting that gets emitted into the City nighttime sky.

Ms. Hess with SCE indicated there were covers that could be placed on the lights so that they wouldn't illuminate so much light into the sky. She would check with her people. Mr. Culp indicated that when he check into this type of cover it was \$300.00 per light. It was asked if this cost was installed. Mr. Culp thought this was installed. Mr. Cox questioned the cost of a change out would be worth the cost of the savings.

The committee discussed whether the City was paying a fixed rate and if changing the bulbs to an LED would change the rate. There was a question if it really changed the rate or if the City just wouldn't have the maintenance issues of LED over conventional lighting. Chair Mower asked if Ms. Hess would check into this for the City. Mr. Culp indicated that the City pays \$12.61 per light if the light is on or not. In new developments, the City is specifying LED Cobra heads which are flat and do not radiate out into the night-time sky.

(Ms. Hess asked to go back to the Rule 20A funds) There was question about Rule 20A money that comes from the County. Would it give the credit that would allow for the undergrounding? If Rule 20A money is not being spent for undergrounding, then the City would be responsible for the poles. The project has been talked about for many years and to have to be 2 to 3 more years before anything happens with Downs Street is discouraging.

Mr. Culp indicated surveying has not been determined if the poles are the responsibility of the City or SCE. The Committee discussed who would be in a better position to pay for the undergrounding of the utilities and how much it would cost if the City had to pay for it. The Committee discussed how to move forward with SCE and it not be contentious if it were to move forward.

The Committee discussed doing the east side of the street and then finish up on the west side as SCE is doing their part of their work. The City would have to set up an underground Utility District. Mr. Culp indicated that he has not heard from the Public Works Director.

This needs to be a future discussion item on the agenda. Ms. Hess stated that Brian (the project manager for Rule 20A Funds) will have a full presentation regarding the Rule 20A money. Ms. Hess stated that the City is allowed to mortgage out 5 years.

Citizens have been paying into the fund. The allocation is based on per city or county overhead meters and the City has been getting their share.

The TAB funding allocations and the Law Suits that are pending could help with paying into moving the poles.

### **Impact Fees**

Mr. Allred discussed the fees for a 2 plex and a 4 plex and fees were over a hundred thousand dollars for impact fees. This was for sinks, toilets, with a 1 inch water meter. A lot in Ridgecrest Heights would be \$25,000.00 dollars in fees. The Committee discussed the type of water pipes and valves for each type of housing unit. The Sewer Fees were discussed and when you get into paperwork you are looking at just \$14.00 to \$16.00 per square feet. Chair Mower informed the committee that these fees were going to be discussed in the City Organization Committee. The Committee discussed the substandard street funds and how they are used and where the streets are located at.

### **Sewer Availability Fees**

Stan Ratorja brought this to the committee. He brought this to the committee so that the plan that has been discussed previously can be discussed before it goes to City Council for a fee increase.

Loren Culp handed out the Resolutions that were passed the City Council in 2012 for a 5 year period. He directed the Committee to the rate structure for single family homes, multi-family homes, and commercial rates. Mr. Culp discussed the basis on which the commercial rates were calculated on.

There was discussion about how a rate is charged in a building that has several different types of services. Mr. Culp indicated that the rates are calculated and placed on the person who owns the property and their property tax bill. The City hired a consultant to look at each building and the type of business that is going on in the building and they adjusted accordingly.

Stan Ratorja discussed how he has been monitoring the sewer rates and feels that although the City has raised its rates the Navy has not paid its fair share and should have paid up to 3 million dollars more. Mr. Sanders asked if this is according to a contract or signed agreement. Mr. Ratorja indicated that these were just estimates that he had been watching over the last ten years and getting off of the budget. He wanted the committee to realize that not only were the rates going to be increasing soon, but also the budget planning for the City was coming up.

The Committee discussed the sewer plant and how it was degrading in several areas that the plant is in very poor shape and it would be just valuable to build a new plant. Also discussed the Navy and how they need to be involved in the process.

### **COMMITTEE COMMENTS**

The Committee discussed the Cemetery and the treatment of the water to be used out at the Cemetery. For people the exposure to the water must be treated differently than at the alfalfa fields or what goes onto the golf course.

## **SUPPORT STAFF COMMENTS**

Mr. Culp

Wal-Mart has cleared their Negative Declaration and be breaking ground in May.

Signal Synchronization Project is out to Bid right now.

Awarded Construction Contract for 7 Upgrade to Traffic Signals. Construction will begin in mid-May.

Awarded Construction Contract for 12 Intersection Signage and Striping. Construction will begin in mid-May.

Tax Allocation Bond Funds are being used to pave

- Norma - Drummond Avenue to Inyokern Road.
- East bound Ward - Mahan Avenue to Downs Street
- Las Flores Avenue - Mahan Avenue to Downs Street
- Mahan Avenue - Ridgecrest Boulevard to Ward Avenue

### **3 RFP's**

- Bowman Rd – S China Lake Blvd to Primrose
- Gateway Boulevard – Upjohn Avenue to East Ridgecrest Boulevard
- Richmond Road – North of Fairgrounds to East Ridgecrest Boulevard
- Bowman Rd – Downs to S. China Lake Blvd
- Radar Ave

Sewer Video Survey – 1<sup>st</sup> District will be the one that is addressed first. I will be sending out a request for proposal for design in the near future.

Repair to Signal at Downs in the left turn pocket/ warranty repair

- Controllers are programmable and the Department will be taking a look at these and assessing the timing on them

On the Richmond and Gateway projects, these streets will be an overlay and are not being done with Federal funds. I don't know if the City will need to meet the requirements of ADA on drive approaches and sidewalks.

Les Woods our Street Superintendent will be doing a cold mix (tight blade) on Upjohn Avenue between Sunland Avenue to S. China Lake Boulevard. This is around Silverridge Ave.

Discussed Mahan and does it included Springer. Mr. Culp indicated that it might be eligible for Congestion Mitigation Air Quality Funding due to a half street (CMAQ).

Discussed the Pavement Management System and what is available in the Rule 20A funds for widening. Also are there any grants for ADA improvements. Mr. Cox felt that we need to see if

there is something else that there instead of bringing this back meeting after meeting without a positive result.

Mr. Culp stated he has written a draft ordinance for the City Manager to look at regarding grey water usage within the City limits. He is not sure when it will be available for discussion.

ATP application meetings are being held so that the community can discuss areas in the City that need new ADA ramps, bike paths, walkways, cross walks. I would encourage citizens to go and express their desires of what they would like to see in their community.

#### **FUTURE AGENDA ITEMS**

- Presentation of Rule 20A on Downs from Brian Kolda
- Possible Grants for ADA within the City
- Update on the Sewer Plant
- Grey Water Usage

#### **NEXT MEETING:**

- **May 21, 2015**

**ADJOURNMENT:** Meeting was adjourned at 7:20